

MEETING MINUTES, PLANNING COMMISSION, AUGUST 11, 2008

Present: Phil Tinkle, Brent Corey, Bettina Settles, Trent Pohlar, Alford Kessinger, Carmen Madsen, Tom McClain, Tom Bridges, Mark Richards, City Engineer; Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

July 14th – Kessinger moved to approve the minutes as mailed, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Training Meeting, July 28th – Kessinger moved to approve the minutes as mailed, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

OLD BUSINESS

Docket PC2008-030 – Change in Commitments – Rocklane Ridge – 2606 E. Main St. – Request to amend previously approved commitments – Rocklane Properties, LLC, applicant; Joe Calderon, Attorney, representing.

David Baird came forward. A written request for continuance was received by the Planning Department earlier today. Richards moved to continue PC2008-030 to August 25, 2008, seconded by Tinkle. Vote for **approval** of the **continuance** request was unanimous, 9-0. **Motion carried.**

NEW BUSINESS

Docket PC2008-037 – Site Plan (Waiver Request) – McDonald's – 121 Marlin Drive – Request landscape waiver(s) along SR 135 & Marlin Drive frontages – Landwater Group, Inc., representing.

George Lucas, Landwater Group; Paul Wojtowicz, owner; and other members of the audience were sworn. The current building has outgrown its clientele. The owner is proposing to demolish the existing building and constructing a new, modern building. Waivers of the parking space depth and minimum width of parking lot landscaped strip are being requested.

Waiver from parking requirements of the zoning code regarding parking space depth:

Tinkle moved that the request of McDonald's for a waiver from the requirement of Greenwood Municipal Code, Chapter 10, Article 6 "Supplementary District Regulations" Sec. 10-103, Parking Requirements 6.20.04, Size and Arrangement, that specifies twenty (20) feet space depth of 60 (sixty) degree angled parking, to reduce the depth to eighteen (18) feet for the passenger vehicle parking spaces along State Road 135, **be approved**, for cause shown by the Applicant in its presentation and as set forth in its written waiver request, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Waiver from the requirements of the landscape ordinance regarding minimum width of parking lot landscaped strip:

Tinkle moved that the request of McDonald's for a waiver from the requirements of the Greenwood Landscape Ordinance, Greenwood Municipal Code Article 18. Landscaping Requirements, Sec. 10-472, Subsection 18-08, Parking Lot Landscaping Requirements, section a. Landscape Strip along the Right-of-Way, Figure 18-01 Parking Lot Landscaped Strip, that specifies that there shall be a minimum ten-foot wide strip between a right-of-way and the parking lot, to permit the reduction of the landscape strip from ten (10) feet to seven (7) feet along the western boundary with Marlin Drive and to permit the reduction of the landscaped strip from ten (10) feet to nine (9) feet along the eastern boundary with State Road 135 and include a 5' wide sidewalk and easement, **be approved**, and that the Plan Commission find that McDonald's **has met the criteria** set forth by Greenwood Municipal Code Sec. 10-472, 18-11 (a) (1) for the waiver, as the site involves space limitations, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Madsen moved to adjourn, seconded by Settles. Vote for approval was unanimous, 9-0. Motion carried.
Meeting adjourned at 7:22 p.m.

Janice Nix
Recording Secretary

Trent Pohlar
President